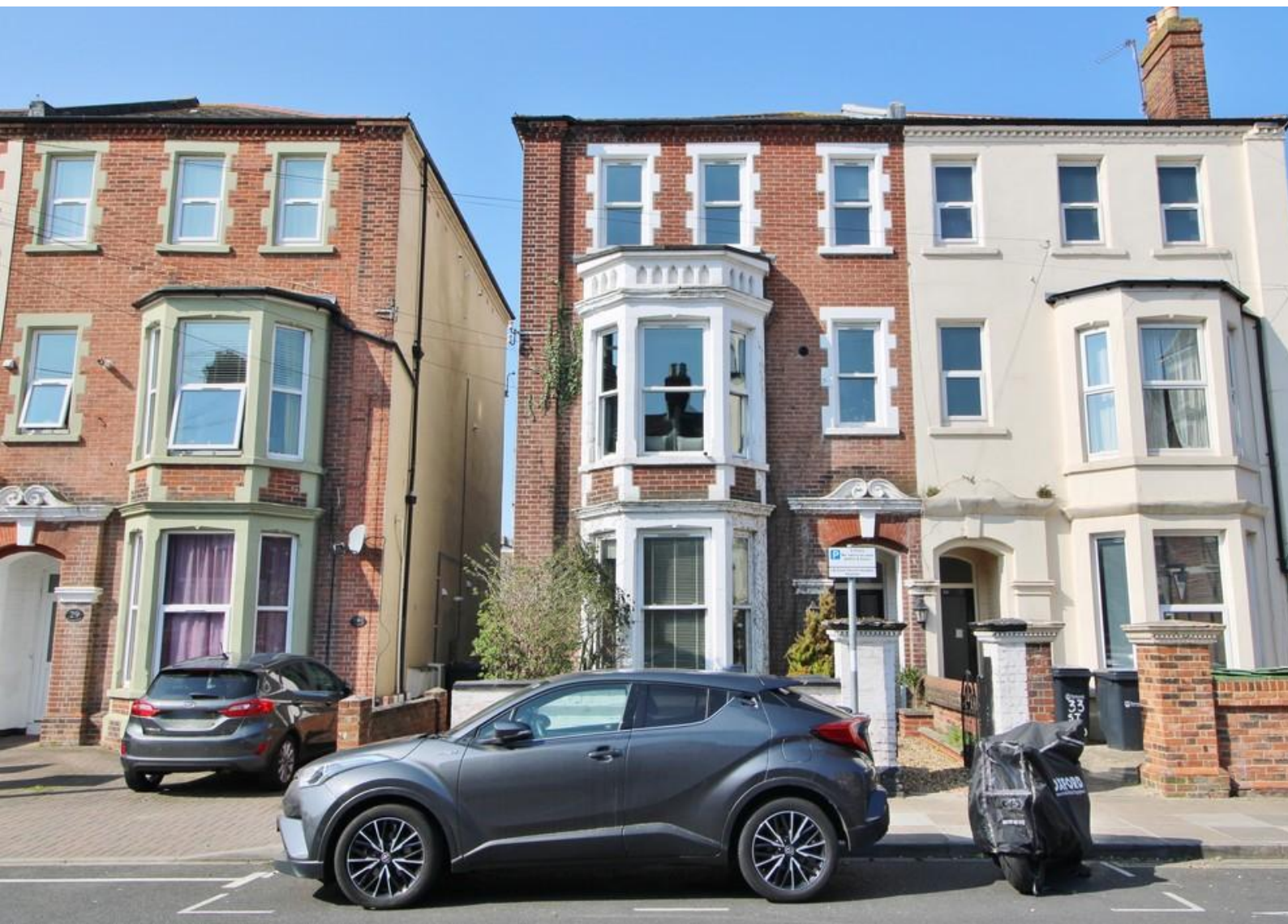


FLAT 2  
31 ST. ANDREWS ROAD, SOUTHSEA,  
PO5 1EP



**£235,000** Leasehold

WELL PRESENTED TWO BEDROOM FLAT IN CENTRAL SOUTHSEA! A spacious first floor flat which can be found in the heart of Southsea. St. Andrews Road is situated within close proximity to Portsmouth University, Fratton Train station and the ever vibrant Albert Road. The accommodation on offer briefly comprises; two good sized bedrooms, fitted bathroom suite, an 18ft (approx.) lounge with bay window and a stunning fitted kitchen with integral appliances. Additional benefits for this home include gas central heating, double glazing throughout and a long lease. To fully appreciate this property, please contact Jeffries & Dibbens to arrange your viewing.



**jdea.co.uk**

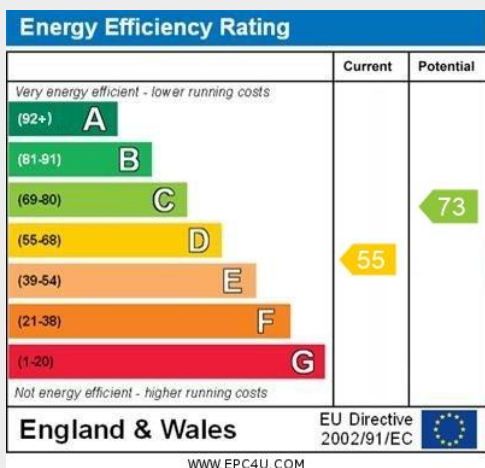
**f** @JeffriesAndDibbens



JeffriesDibbens



@JeffriesAndDibbens



## COMMUNAL FORECOURT

Laid to shingle, door to communal entrance.

## COMMUNAL HALLWAY

Stairs to all floors, door to:-

## ENTRANCE HALL

Laminate flooring, cupboard housing consumer unit and base level unit, radiator, opening to:-

## LOUNGE

12' 4" x 18' 11" into bay (3.76m x 5.77m)

Double glazed bay window to front elevation with built-in seating, laminate flooring, two radiators, opening to:-

## KITCHEN

5' 10" x 9' 4" (1.79m x 2.87m)

Stunning modern fitted kitchen comprising a range of wall and base level units incorporating solid oak work surfaces, stainless steel sink and drainer unit with mixer tap, 'pyrolytic' electric oven, gas hob with extractor hood over, integral fridge/freezer and dishwasher, space and plumbing for washing machine, tiled to principal areas and laminate flooring, double glazed window to front elevation.

## HALLWAY

Two double glazed windows to side elevation, radiator, carpeted.

## BATHROOM

8' 0" x 4' 7" (2.45m x 1.41m)

Panel enclosed bath with mixer tap and wall mounted shower attachment over, low level WC, pedestal mounted wash basin with cupboard under, radiator, tiled to principal areas, obscure double glazed window to side elevation.

## BEDROOM TWO

8' 1" x 9' 9" (2.47m x 2.99m)

Double glazed window to rear elevation, carpeted, radiator.

## BEDROOM ONE

11' 2" x 11' 3" (3.42m x 3.44m)

Double glazed window to rear elevation, carpeted, radiator, built-in wardrobe, loft hatch.





# LEASE INFORMATION:



As of April 2024, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** WH Breading & Sons

**Balance of Lease:** 125 Year term from 01/01/2003. 104 Years remaining.

**Ground Rent Charges:** £200 per annum.

**Ground Rent Review Period:** Next Review 2028.

**Maintenance/Service Charges:** £1,650 per annum.

**Maintenance /Service Charges Review Period:** Annually.

**Building Insurance:** £410 per annum.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

## OFFICE DETAILS

023 9236 1111  
southsea@jeffries.co.uk  
www.jdea.co.uk

**AGENTS' NOTE:** All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348  
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